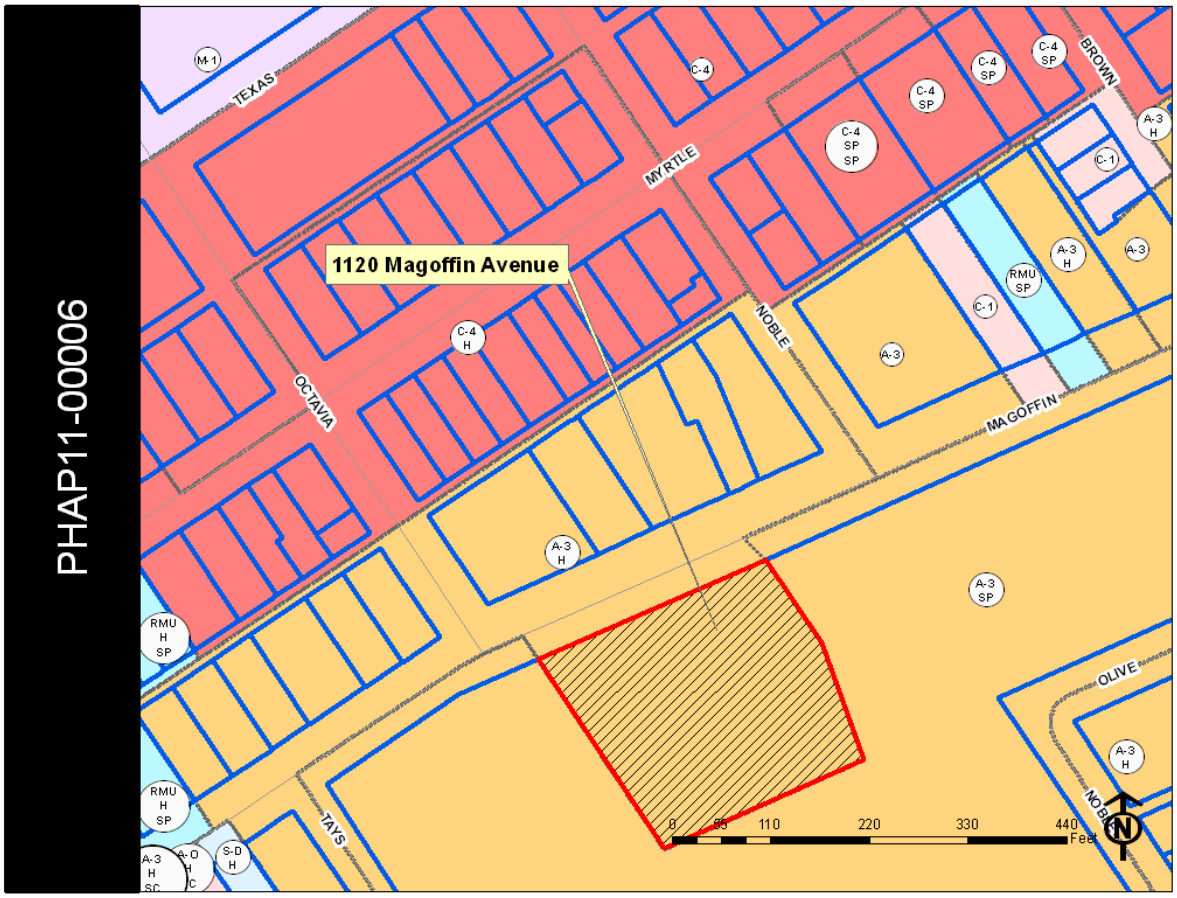
PHAP11-00006

Date:	***March 28, 2011***
Application Type:	Certificate of Appropriateness
Property Owner:	Texas Historical Commission
Representative:	Leslie Bergloff
Legal Description:	2 Magoffin Homestead 1.521 Acres in NWC of Blk, City of El Paso, El Paso County, Texas
Historic District:	Magoffin
Location:	1120 Magoffin Avenue
Representative District:	#8
Existing Zoning:	A-3/H (Apartment/Historic)
Year Built:	1875
Historic Status:	Landmark
Request:	Certificate of Appropriateness for the rehabilitation of the subject property.
Application Filed:	3/14/2011
45 Day Expiration:	4/28/2011

ITEM #4



GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the subject property.

STAFF RECOMMENDATION:

- The Historic Preservation Division recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommends the following*:*

- *The plans maintain as much of the original building as possible.*
- *Exterior alterations and changes are kept to a minimum.*
- *The original building materials are maintained and restored.*
- *Architectural elements such as parapets, window and door openings, porches and roof lines are retained.*
- *The original architectural details are kept.*

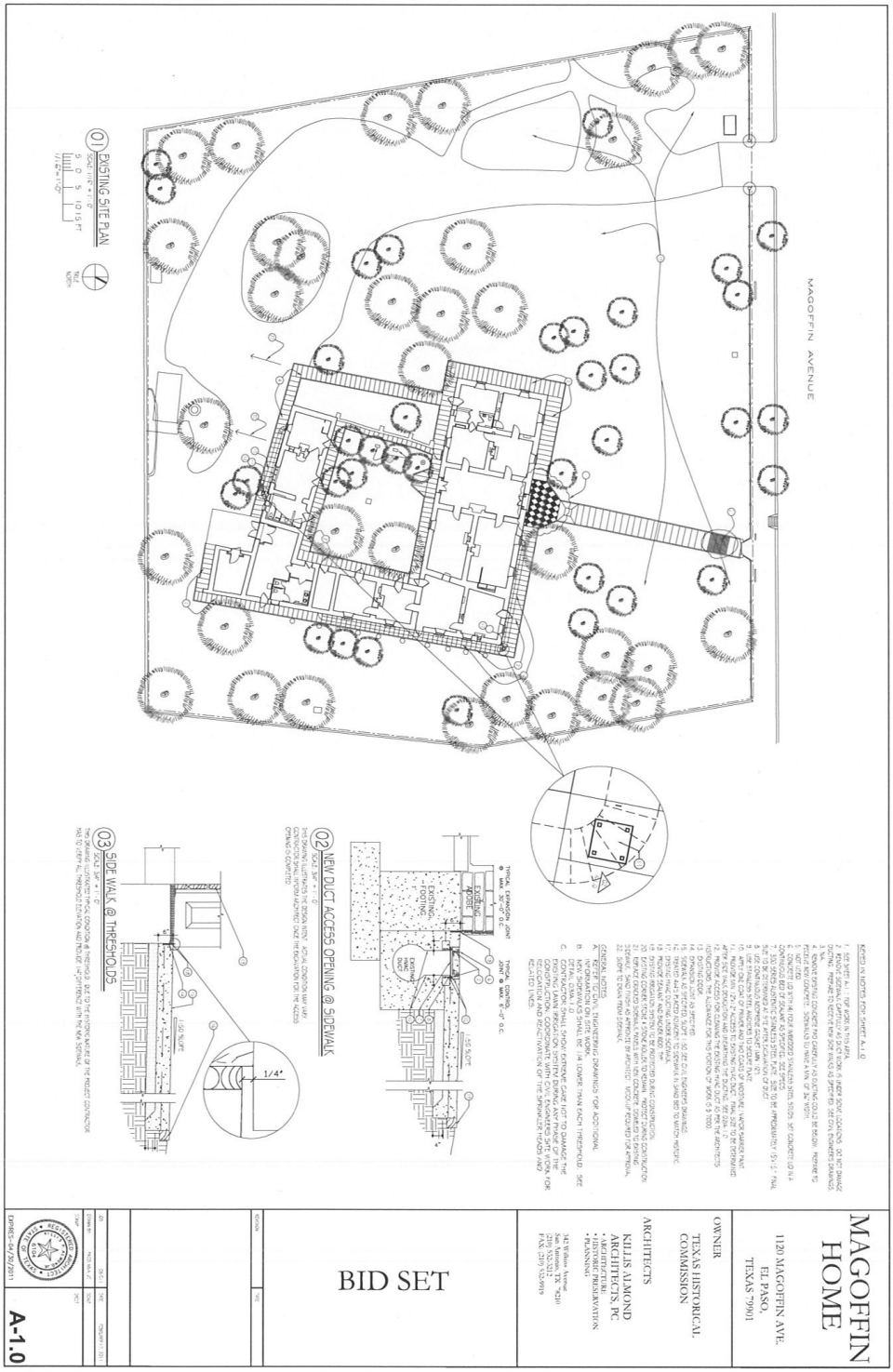
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated features will be repaired rather than replaced.*
- *Exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property.*

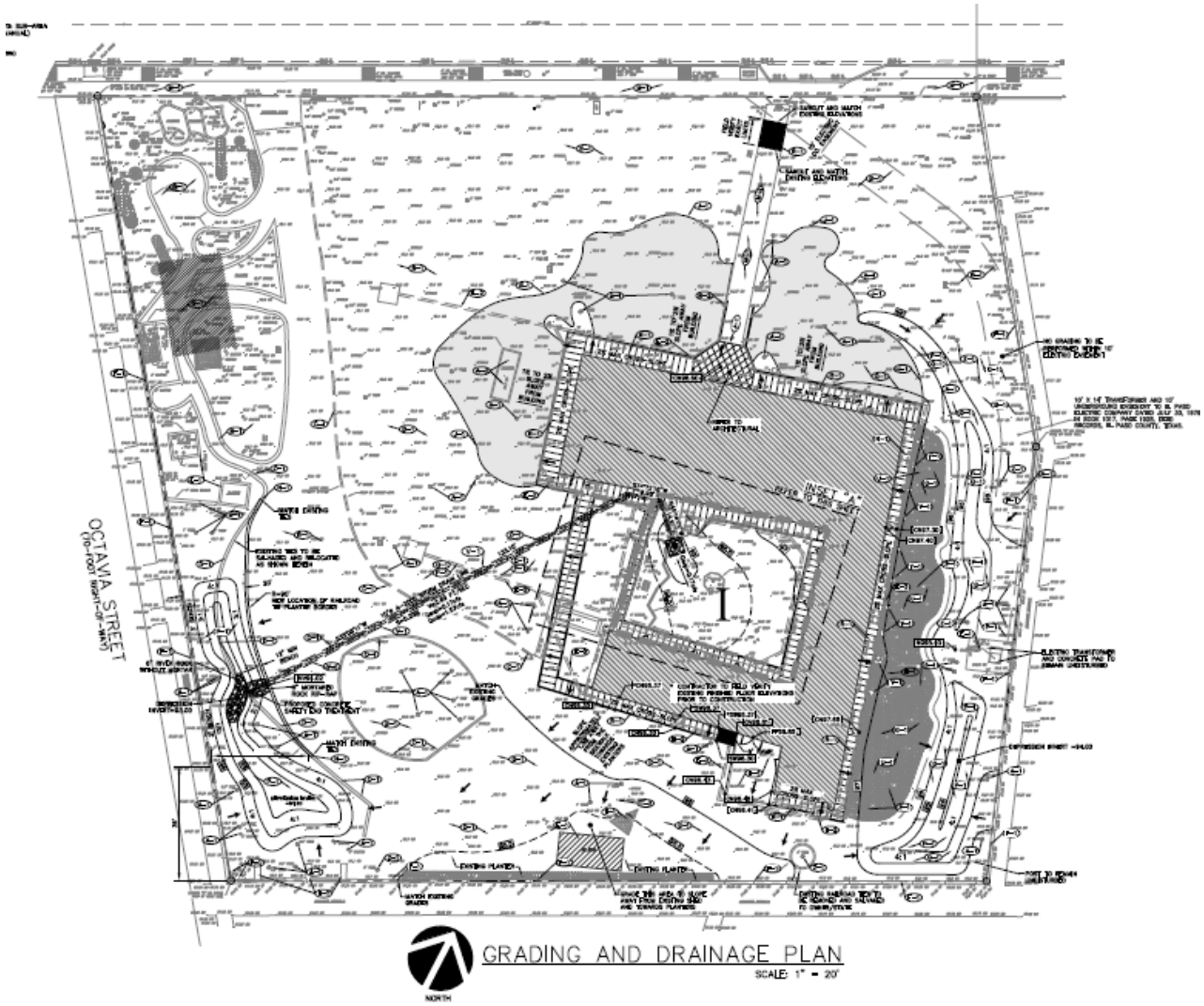
AERIAL MAP

PHAP11-00006
1120 Magoffin Avenue
TEXAS
MYRTLE
BROWN
NOBLE
OCTAVIA
MAGOFFIN
OLIVE
TAYS
M-1
C-4
C-4 SP
C-4 SP SP
A-3 H
C-1
RMU SP
C-4 H
A-3
A-3 SP
RMU H SP
S-D H
0
110
220
330

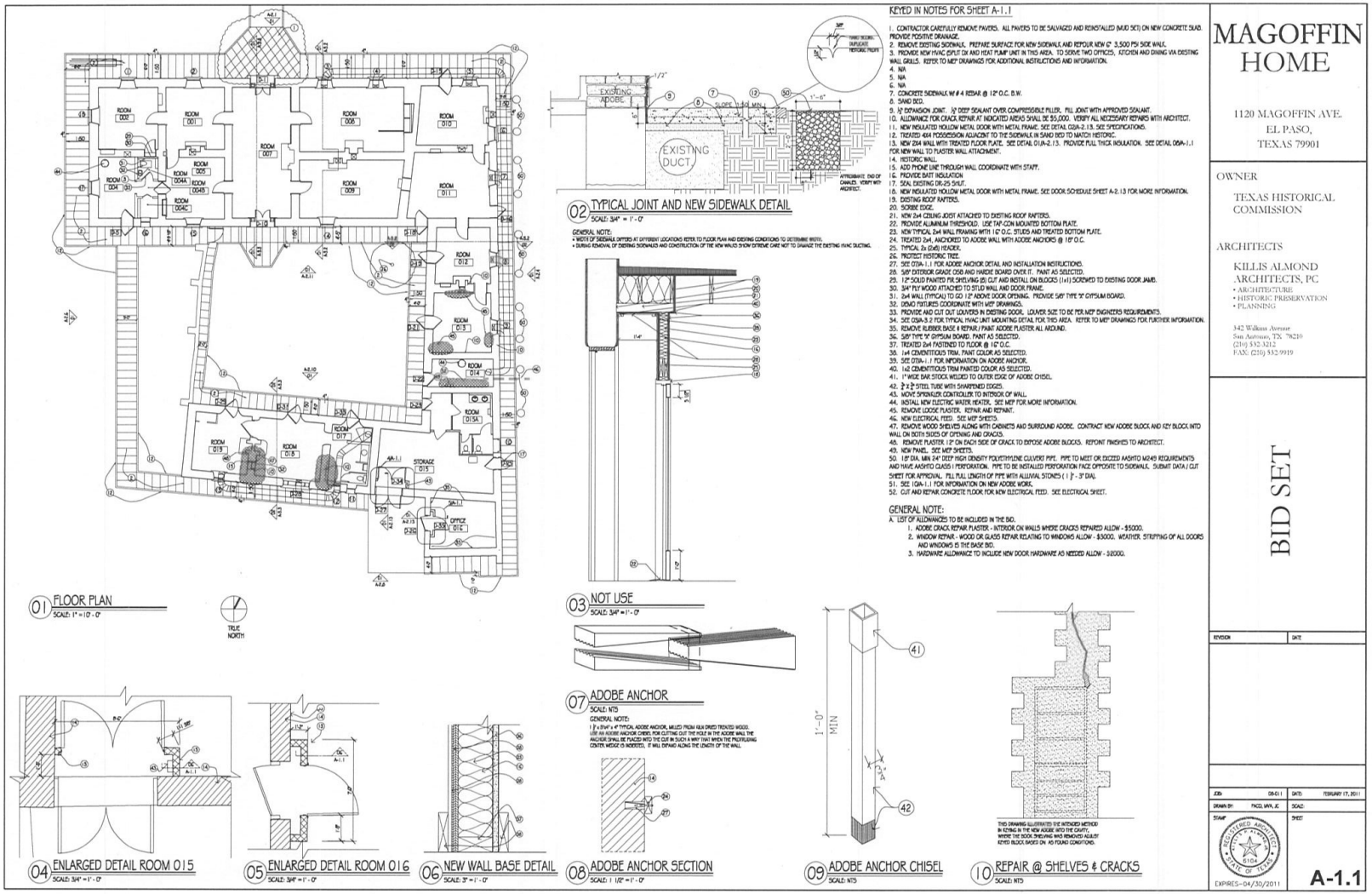
SITE PLAN


MAGOFFIN AVENUE
01 EXISTING SITE PLAN
02 NEW DUCT ACCESS OPENING @ SIDEWALK
03 SIDE WALK @ THRESHOLDS
MAGOFFIN HOME
1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901
OWNER
TEXAS HISTORICAL COMMISSION
ARCHITECTS
KILLIS ALMOND ARCHITECTS, PC
BID SET
A-1.0

GRADING & DRAINAGE PLAN



STRUCTURAL DETAILS



KEYED IN NOTES FOR SHEET A-1.1

1. CONTRACTOR CAREFULLY REMOVE PAVERS. ALL PAVERS TO BE SALVAGED AND REINSTALLED (MUD SET) ON NEW CONCRETE SLAB. PROVIDE POSITIVE DRAINAGE.
2. REMOVE EXISTING SIDEWALK. PREPARE SURFACE FOR NEW SIDEWALK AND REPOUR NEW 6" 3,500 PSI SIDE WALK.
3. PROVIDE NEW HVAC SPLIT DX AND HEAT PUMP UNIT IN THIS AREA. TO SERVE TWO OFFICES, KITCHEN AND DINING VIA EXISTING WALL GRILLS. REFER TO MEP DRAWINGS FOR ADDITIONAL INSTRUCTIONS AND INFORMATION.
4. NA
5. NA
6. NA
7. CONCRETE SIDEWALK W/ # 4 REBAR @ 12" O.C. B.W.
8. SAND BED.
9. ½" EXPANSION JOINT. ½" DEEP SEALANT OVER COMPRESSIBLE FILLER. FILL JOINT WITH APPROVED SEALANT.
10. ALLOWANCE FOR CRACK REPAIR AT INDICATED AREAS SHALL BE $5,000. VERIFY ALL NECESSARY REPAIRS WITH ARCHITECT.
11. NEW INSULATED HOLLOW METAL DOOR WITH METAL FRAME. SEE DETAIL 01/A-2.13. SEE SPECIFICATIONS.
12. TREATED 4X4 POSSESSION ADJACENT TO THE SIDEWALK IN SAND BED TO MATCH HISTORIC.
13. NEW 2X4 WALL WITH TREATED FLOOR PLATE. SEE DETAIL 01/A-2.13. PROVIDE FULL THICK INSULATION. SEE DETAIL 09/A-1.1 FOR NEW WALL TO PLASTER WALL ATTACHMENT.
14. HISTORIC WALL.
15. ADD PHONE LINE THROUGH WALL COORDINATE WITH STAFF.
16. PROVIDE BATT INSULATION
17. SEAL EXISTING DR-25 SHUT.
18. NEW INSULATED HOLLOW METAL DOOR WITH METAL FRAME. SEE DOOR SCHEDULE SHEET A-2.13 FOR MORE INFORMATION.
19. EXISTING ROOF RAFTERS.
20. SCRIBE EDGE.
21. NEW 2x4 CEILING JOIST ATTACHED TO EXISTING ROOF RAFTERS.
22. PROVIDE ALUMINUM THRESHOLD. USE TAP-CON MOUNTED BOTTOM PLATE.
23. NEW TYPICAL 2x4 WALL FRAMING WITH 16" O.C. STUDS AND TREATED BOTTOM PLATE.
24. TREATED 2x4, ANCHORED TO ADOBE WALL WITH ADOBE ANCHORS @ 16" O.C.
25. TYPICAL 2x (DIM) HEADER.
26. PROTECT HISTORIC TREE.
27. SEE 07/A-1.1 FOR ADOBE ANCHOR DETAIL AND INSTALLATION INSTRUCTIONS.
28. 5/8" EXTERIOR GRADE OSB AND HARDIE BOARD OVER IT. PAINT AS SELECTED.
29. 12" SOLID PAINTED PIR SHELVING (S) CUT AND INSTALL ON BLOCKS (1x1) SCREWED TO EXISTING DOOR JAMB.
30. 3/4" PLY WOOD ATTACHED TO STUD WALL AND DOOR FRAME.
31. 2x4 WALL (TYPICAL) TO GO 12" ABOVE DOOR OPENING. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD.
32. DEMO FIXTURES COORDINATE WITH MEP DRAWINGS.
33. PROVIDE AND CUT OUT LOUVERS IN EXISTING DOOR. LOUVER SIZE TO BE PER MEP ENGINEERS REQUIREMENTS.
34. SEE 03/A-2.2 FOR TYPICAL HVAC UNIT MOUNTING DETAIL FOR THIS AREA. REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
35. REMOVE RUBBER BASE & REPAIR / PAINT ADOBE PLASTER ALL AROUND.
36. 5/8" TYPE 'X' GYPSUM BOARD. PAINT AS SELECTED.
37. TREATED 2x4 FASTENED TO FLOOR @ 12" O.C.
38. 1x4 CEMENTITIOUS TRIM. PAINT COLOR AS SELECTED.
39. SEE 07/A-1.1 FOR INFORMATION ON ADOBE ANCHOR.
40. 1x2 CEMENTITIOUS TRIM PAINTED COLOR AS SELECTED
41. 1" WIDE BAR STOCK WELDED TO OUTER EDGE OF ADOBE CHISEL.
42. ½" x ½" STEEL TUBE WITH SHARPENED EDGES.
43. MOVE SPRINKLER CONTROLLER TO INTERIOR OF WALL.
44. INSTALL NEW ELECTRIC WATER HEATER. SEE MEP FOR MORE INFORMATION.
45. REMOVE LOOSE PLASTER. REPAIR AND REPAINT.
46. NEW ELECTRICAL FEED. SEE MEP SHEETS.
47. REMOVE WOOD SHELVES ALONG WITH CABINETS AND SURROUND ADOBE. CONTRACT NEW ADOBE BLOCK AND KEY BLOCK INTO WALL ON BOTH SIDES OF OPENING AND CRACKS.
48. REMOVE PLASTER 12" ON EACH SIDE OF CRACK TO EXPOSE ADOBE BLOCKS. REPOINT FINISHES TO ARCHITECT.
49. NEW PANEL. SEE MEP SHEETS.
50. 18" DIA. MIN 24" DEEP HIGH DENSITY POLYETHYLENE CULVERT PIPE. PIPE TO MEET OR EXCEED AASHTO M294S REQUIREMENTS AND HAVE AASHTO CLASS 1 PERFORATION. PIPE TO BE INSTALLED PERFORATION FACE OPPOSITE TO SIDEWALK. SUBMIT DATA / CUT SHEET FOR APPROVAL. FILL FULL LENGTH OF PIPE WITH ALLUVIAL STONES (1'-3" DIA).
51. SEE 10/A-1.1 FOR INFORMATION ON NEW ADOBE WORK.
52. CUT AND REPAIR CONCRETE FLOOR FOR NEW ELECTRICAL FEED. SEE ELECTRICAL SHEET.

GENERAL NOTE:

A. LIST OF ALLOWANCES TO BE INCLUDED IN THE BID.
1. ADOBE CRACK REPAIR PLASTER - INTERIOR ON WALLS WHERE CRACKS REPAIRED ALLOW - $5000.
2. WINDOW REPAIR - WOOD OR GLASS REPAIR RELATING TO WINDOWS ALLOW - $3000. WEATHER STRIPPING OF ALL DOORS AND WINDOWS IS THE BASE BID.
3. HARDWARE ALLOWANCE TO INCLUDE NEW DOOR HARDWARE AS NEEDED ALLOW - $2000.

MAGOFFIN HOME

1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901

OWNER

TEXAS HISTORICAL COMMISSION

ARCHITECTS

KILLIS ALMOND ARCHITECTS, PC
• ARCHITECTURE
• HISTORIC PRESERVATION
• PLANNING

342 Wilkins Avenue
San Antonio, TX 78210
(210) 532-3212
FAX: (210) 532-9919

BID SET

REVISION	DATE

JOB:	08-01	DATE:	FEBRUARY 17, 2011
DRAWN BY:	PACO, MVA, JC	SCALE:	

REGISTERED ARCHITECT 21104 STATE OF TEXAS

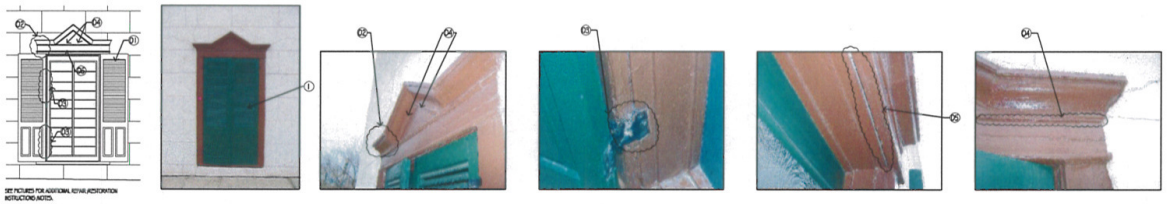
EXPIRES-04/30/2011

SHEET

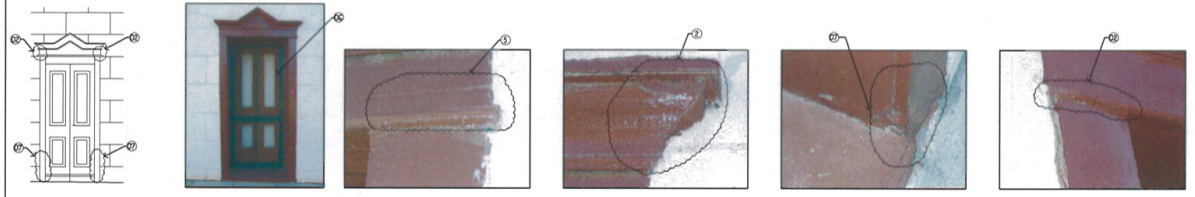
A-1.1

WINDOW AND DOOR RESTORATION AND REPAIR

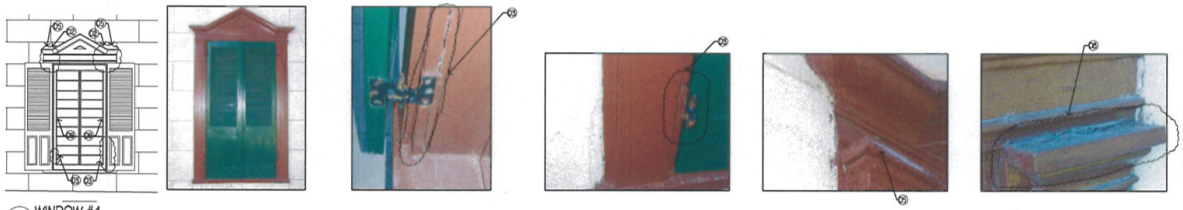
01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



02 WINDOW #5
SCALE: NTS



03 DOOR #15
SCALE: NTS



04 WINDOW #4
SCALE: NTS

KEYED IN NOTES FOR SHEETS A-2.1 TO A-2.12

1. REMOVE EXISTING SHUTTERS FROM ALL WINDOWS. SHOW EXTREME CARE NOT TO DAMAGE EXISTING WINDOW/FRAME DURING REMOVAL. CODE EACH SHUTTER TO EACH WINDOW AS INDICATED ON DRAWINGS.
2. REPAIR ROTTED WOOD AT THE CORNICE IN THE AREA AS INDICATED. STRIP WOOD OF PAINT, AND USE WOOD RESTORATION TECHNIQUE OF LOW VISCOSITY EPOXY INJECTED TO STABILIZE DAMAGED WOOD AND REPLACE MISSING WOOD WITH EPOXY PUTTY AND INFILL WOOD ELEMENTS AS NEEDED. ARCHITECT TO APPROVE SELECTION OF EPOXY THROUGH SUBMITTAL PROCESS.
3. REMOVE HINGE AND ROTTED WOOD. CUT APPROXIMATELY 1.5" ABOVE AND BELOW ROT DAMAGE OR AS NECESSARY. EXTENT OF REMOVAL SHALL INCLUDE ADJACENT PARTIALLY ROTTED WOOD. PROVIDE KILN DRIED EDGE GRAINED FIR LUMBER TO MATCH EXISTING DIMENSIONS OF HISTORIC WOOD ELEMENTS. INSTALL WOOD USING WOOD REINFORCED EPOXY TECHNIQUES AND PREDRILLED SCREWS OF SOLID BRASS AS NECESSARY TO FINALLY ATTACH ELEMENT. BACK PRIME THE NEW WOOD WITH TWO COATS OF BOILED LINSEED OIL.
4. REMOVE ROTTED WOOD ELEMENT. CLEAN SUBSTRATE AND FRAME, SAND AND PRIME AS REQUIRED. INSTALL NEW MEMBER PREPRIMED ON ALL SIDES PRIOR TO INSTALLATION. PRIME FIELD CUTS PRIOR TO INSTALLATION. ALL REPAIR WOOD IS TO BE KILN DRIED EDGE GRAINED FIR.
5. CAREFULLY REMOVE EXISTING TRIM. PROVIDE NEW KILN DRIED EDGE GRAINED FIR TO MATCH HISTORIC WOOD TRIM DIMENSIONS. BACK PRIME ALL REPLACEMENT WOOD PRIOR TO INSTALLATION. INSTALL WITH GALVANIZED CASING NAILS. RECESS AND EPOXY FILL NAIL ATTACHMENT PRIOR TO FINAL PRIME AND PAINT.
6. PROVIDE NEW SCREENED DOOR TO MATCH HISTORIC IN ALL DIMENSIONS. PRESERVATIVE TREAT THE DOOR ELEMENTS. ALL CONNECTIONS TO BE MORTISE AND TENON DETAILS TO MATCH HISTORIC DETAILING.
7. REMOVE ROT DAMAGE AREA AND EXTEND REMOVAL 1-1/2" INTO UNDAMAGED WOOD. PROVIDE KILN DRIED EDGE GRAINED FIR PATCH TO MATCH HISTORIC DIMENSIONS EXACTLY. INSTALL USING WOOD REINFORCED EPOXY TECHNIQUES AND SECURELY ATTACH WITH PREDRILLED SOLID BRASS SCREWS TO THE HISTORIC JAMB OR CASING. ALL WOOD ELEMENTS TO BE BACK PRIMED PRIOR TO INSTALLATION. PAINT AS SPECIFIED.
8. REMOVE DAMAGED TRIM ELEMENT AND REPLACE WITH NEW KILN DRIED EDGE GRAINED FIR MILLED TO MATCH HISTORIC DIMENSIONS. MILL THE TOP OF THE REPLACEMENT TRIM TO PROVIDE A SLOPE BUT RETAIN EXPOSED DIMENSION TO MATCH EXISTING.
9. ROTATION ROLL MOVEMENT INDICATED ON JAMBS. REMOVE ADJACENT TRIM AND INVESTIGATE THE REASON FOR JAMB TWISTING. DOCUMENT THE AS FOUND CONDITION AND SUPPLY THE INFORMATION TO THE ARCHITECT FOR REPAIR RECOMMENDATIONS. FINAL REPAIR WILL BE TREATED AS A CHANGE ORDER. BASE BID SHOULD INCLUDE BACK PRIMING WOOD, AND INSTALLATION OF REPAIRED TRIM AND FINISH PAINT ON THE ASSEMBLY.
10. REMOVE IMPROPER REPAIRS. SEE NOTE 3 FOR ADDITIONAL INSTRUCTIONS.
11. REMOVE NON-REPAIRABLE WOOD AND PATCH USING LOW VISCOSITY EPOXY AND EPOXY PUTTY FOR INFILL. SAND, PRIME AND PAINT SURFACES WITH THREE COAT PRIME AND PAINT PROCESS AS SPECIFIED.
12. REPAIR PLASTER IN THIS AREA AND FINISH TO MATCH EXISTING.
13. PROVIDE MISSING "BACK" TRIM. TRIM TO BE KILN DRIED EDGE GRAIN FIR AND TO MATCH HISTORIC DIMENSION USE EXISTING AS REFERENCE. BACK PRIME AS DIRECTED.
14. STRIP PAINT OF THE SURFACE REPLACE AND REPAIR WOOD WITH KILN DRIED EDGE GRAIN FIR TO MATCH HISTORIC SIZE. PROFILE, PRIME AND PAINT AS DIRECTED.
15. STRIP PAINT OFF SCREEN & REPAIR ROTTEN/DAMAGED MEMBERS AS INSTRUCTED.
16. REPLACE DOOR STOP TO MATCH EXISTING HISTORIC PROFILE. USE BACK PRIMED LONG LEAF PINE.
17. FILL IN WOOD WITH APPROVED LOW VISCOSITY EPOXY AND EPOXY PUTTY WHERE OLD HINGES AND OTHER HARDWARE INSTALLED HERE.
18. INSTALL NEW TRIM WITH NEW GLASS RECESSED STOPS

GENERAL NOTES

A. STRIP PAINT TO WOOD AT ALL DOORS, WINDOWS AND FRAMES. PREPARE SURFACE TO RECEIVE NEW PRIMER AND PAINT.
B. ALL DOORS & WINDOWS TO GET SPRING BRONZE WEATHER PROOFING STRIPPING SEE A-2.12 FOR SPRING BRONZE WEATHER STRIPPING INFO.
C. ALL ROWHARDS SURROUNDING DOORS & WINDOWS TO BE PROTECTED DURING CONSTRUCTION.
D. LIST OF ALLOWANCES TO BE INCLUDED IN THE BID.
1. ADOBE GRACK REPAIR PLASTER - INTERIOR ON WALLS WHERE CRACKS REPAIRED ALLOW - $5000.
2. WINDOW REPAIR - WOOD OR GLASS REPAIR RELATING TO WINDOWS ALLOW - $5000. WEATHER STRIPPING OF ALL DOORS AND WINDOWS IS TO BE SPEC BID.
3. HARDWARE ALLOWANCE TO INCLUDE NEW DOOR HARDWARE AS NOTED ALLOW - $8000.
4. SEE A-2.12 FOR NEW DOOR BOTTOM SWEEP INFO.

MAGOFFIN HOME

1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901

OWNER

TEXAS HISTORICAL COMMISSION

ARCHITECTS

KILLIS ALMOND ARCHITECTS, PC
• ARCHITECTURE
• HISTORIC PRESERVATION
• PLANNING

342 Wilkins Avenue
San Antonio, TX 78210
(210) 532-3212
FAX: (210) 532-9919

BID SET

REVISION	DATE

JOB:	08-011	DATE:	FEBRUARY 17, 2011
DRAWN BY:	PACO, MVA, JC	SCALE:	

STAMP

REGISTERED ARCHITECT 6104 STATE OF TEXAS

EXPIRES-04/30/2011

SHEET

A-2.1

EXISTING ROOF PLAN

01 PICTURE DETAIL
SCALE: NTS

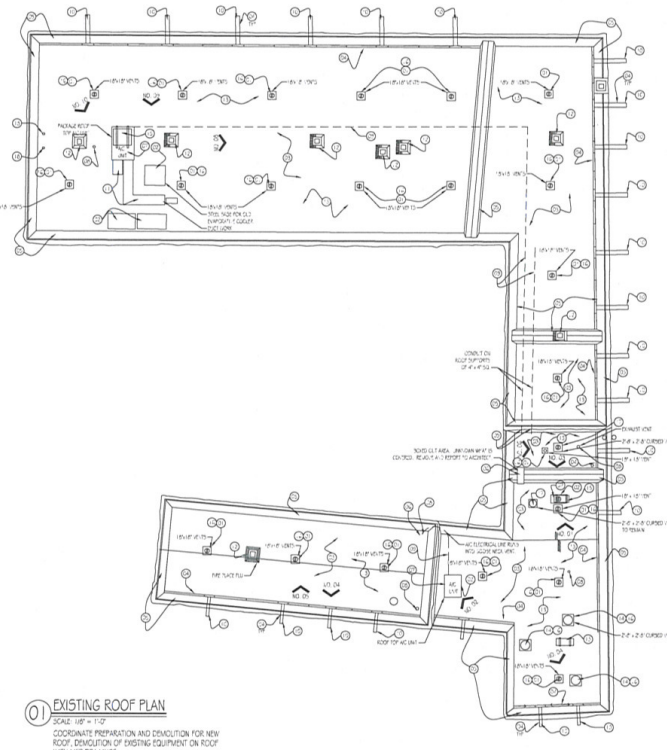
02 PICTURE DETAIL
SCALE: NTS

03 PICTURE DETAIL
SCALE: NTS

04 PICTURE DETAIL
SCALE: NTS

05 PICTURE DETAIL
SCALE: NTS

06 PICTURE DETAIL
SCALE: NTS



01 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"
COORDINATE PREPARATION AND DEMOLITION FOR NEW ROOF. DEMOLITION OF EXISTING EQUIPMENT ON ROOF WITH MEP DRAWINGS.

07 PICTURE DETAIL
SCALE: NTS

08 PICTURE DETAIL
SCALE: NTS

09 PICTURE DETAIL
SCALE: NTS

10 PICTURE DETAIL
SCALE: NTS

KEYED IN NOTES FOR SHEET A-3.0
ROOF DEMOLITION

GENERAL NOTES

A. REMOVE ON THE ROOF AT END OF EVERY ROOFING MATERIAL WHICH CAN BE PROPERLY PROTECTED EACH NIGHT. THE INTERIORS OF THE MAGOFFIN HOME MUST BE PROTECTED FROM WATER AT ALL TIMES.
B. REPORT TO OWNER ON ANY EXISTING DEFICIENCIES IN MATERIALS WHEN EXPOSED BY ROOFING CONTRACTOR. CONTACT THE ARCHITECT IMMEDIATELY IF EXPOSED CONDITION CHANGE OR REVEALS OR IS STRUCTURALLY UNSOUND.

KEYED IN NOTES

1. REMOVE EXISTING VENTS.
2. REMOVE ABANDONED FRAMING OR STEEL SUPPORT FOR MISSING EQUIPMENT.
3. REMOVE PAINTED FOAM ROOFING MATERIAL DOWN TO ASPHALT ROOF BELOW.
4. REMOVE FOAM FROM BUILT IN GUTTER AND CLEAN CANALES OF FOAM AND PLASTIC DRAIN LINES.
5. REMOVE FOAM ROOFING FROM METAL FLASHING BELOW.
6. REMOVE FOAM FROM FLASHING. REMOVE FLASHING AND REPORT TO ARCHITECT ON THE CONDITION OF THE ELEMENT PROTECTED BELOW THE FLASHING. ARCHITECT WILL ISSUE INSTRUCTIONS FOR THE REROOFING/FLASHING OF THIS PROTECTED ELEMENT.
7. CAREFULLY REMOVE THE AC UNIT AFTER PROPERLY PUMPING DOWN REFRIGERANT AND SEALING CONNECTIONS.
8. REMOVE FLASHING AT EXISTING VENT AND PROVIDE TEMPORARY WATERPROOFING/VENT DURING THE ROOFING PROCESS TO ALLOW EXISTING EQUIPMENT TO REMAIN OPERATIONAL DURING CONSTRUCTION WORK.
9. REMOVE CONDUIT FROM ROOF SURFACE AND COORDINATE NEW ELECTRICAL FEEDS WITHIN THE ATTIC SPACE FOLLOWING REMOVAL OF ROOF DECK.
10. REMOVE EXISTING CANALES AND INSTALL NEW CANALES WITH NEW ROOFING FLASHING AND ATTACHMENT AS REQUIRED TO CONNECT THE NEW METAL LINER INSIDE THE CANALES TO THE NEW ROOFING SYSTEM. ALL FLASHING CONNECTIONS MUST BE APPROVED BY ROOFING MANUFACTURER.
11. REMOVE EXISTING DUCTWORK, DUCT SUPPORTS, FROM THE ROOF. PROVIDE INTERNAL BLOCKING NECESSARY TO SUPPORT NEW COMPRESSOR. INSTALL NEW FLASHING AS REQUIRED INTO NEW ROOF MATERIAL.
12. REMOVE EXISTING METAL FLUE COVER AND PREP MASONRY FLUE FOR INSTALLATION OF NEW STAINLESS STEEL FLUE COVER.
13. REMOVE EXISTING BUILT UP ROOF BELOW THE FOAM ROOFING. REMOVE THE ROOF DECK TO EXPOSE THE ATTIC SPACE AND THE INTERSTITIAL AREA BETWEEN THE ROOF DECK AND THE HISTORIC CEILING OF THE MAGOFFIN HOME ROOMS BELOW. REMOVE FIBERGLASS INSULATION FROM ATTIC AND PREPARE RAFTERS FOR NEW FOAM INSULATION. SEE CONSTRUCTION DRAWINGS.
14. REMOVE EXISTING EXHAUST UNITS AND CURB. INSPECT SUPPORTS BELOW AND INSTALL NEW CURBS FOR EXISTING EXHAUST FANS. REPORT ANY CONCERNS AND THE WORKING CONDITION OF EACH FAN TO THE ARCHITECT IN WRITING.
15. MECHANICAL EQUIPMENT. REFER TO MEP DRAWINGS. EXISTING EQUIPMENT REMAINS WITH OWNER AFTER REMOVAL.
16. REPAIR DECK TO MATCH EXISTING.
17. FRESH AIR INTAKE TO HVAC.
18. FLASH AROUND EXISTING ROOF PENETRATIONS

MAGOFFIN HOME

1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901

OWNER

TEXAS HISTORICAL COMMISSION

ARCHITECTS

KILLIS ALMOND ARCHITECTS, PC
• ARCHITECTURE/HISTORIC
• PRESERVATION/CONSERVATION
• PLANNING

342 Wilkins Avenue
San Antonio, TX 78210
(210) 532-3212
FAX: (210) 532-9919

95% BID SET
FINAL REVIEW

NO. ISSUE | DATE

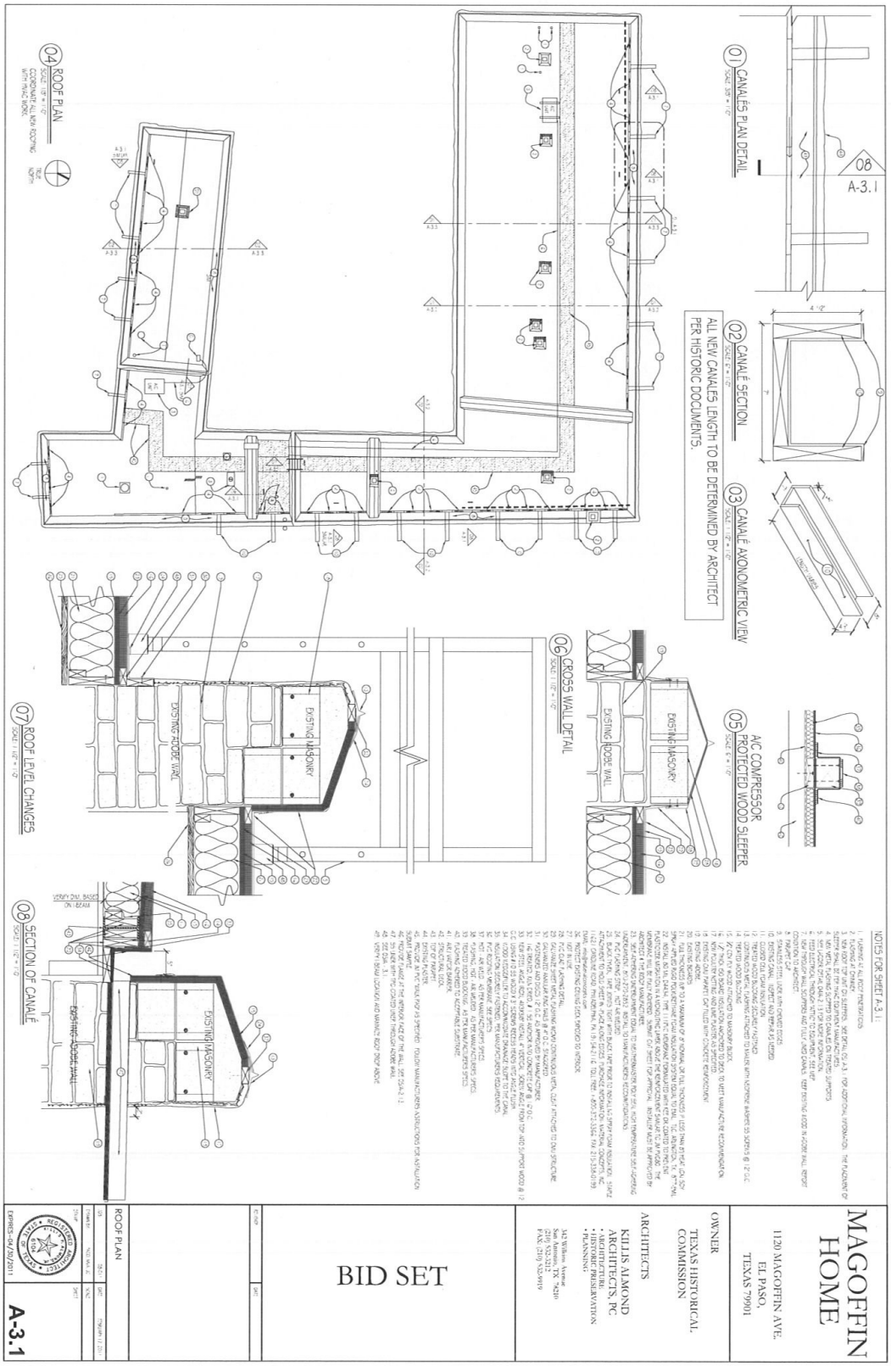
ROOF PLAN

JOB | SCALE: | DATE: 7/9/2010
DRAWN BY | CHECKED BY | SCALE
STAMP | SHEET

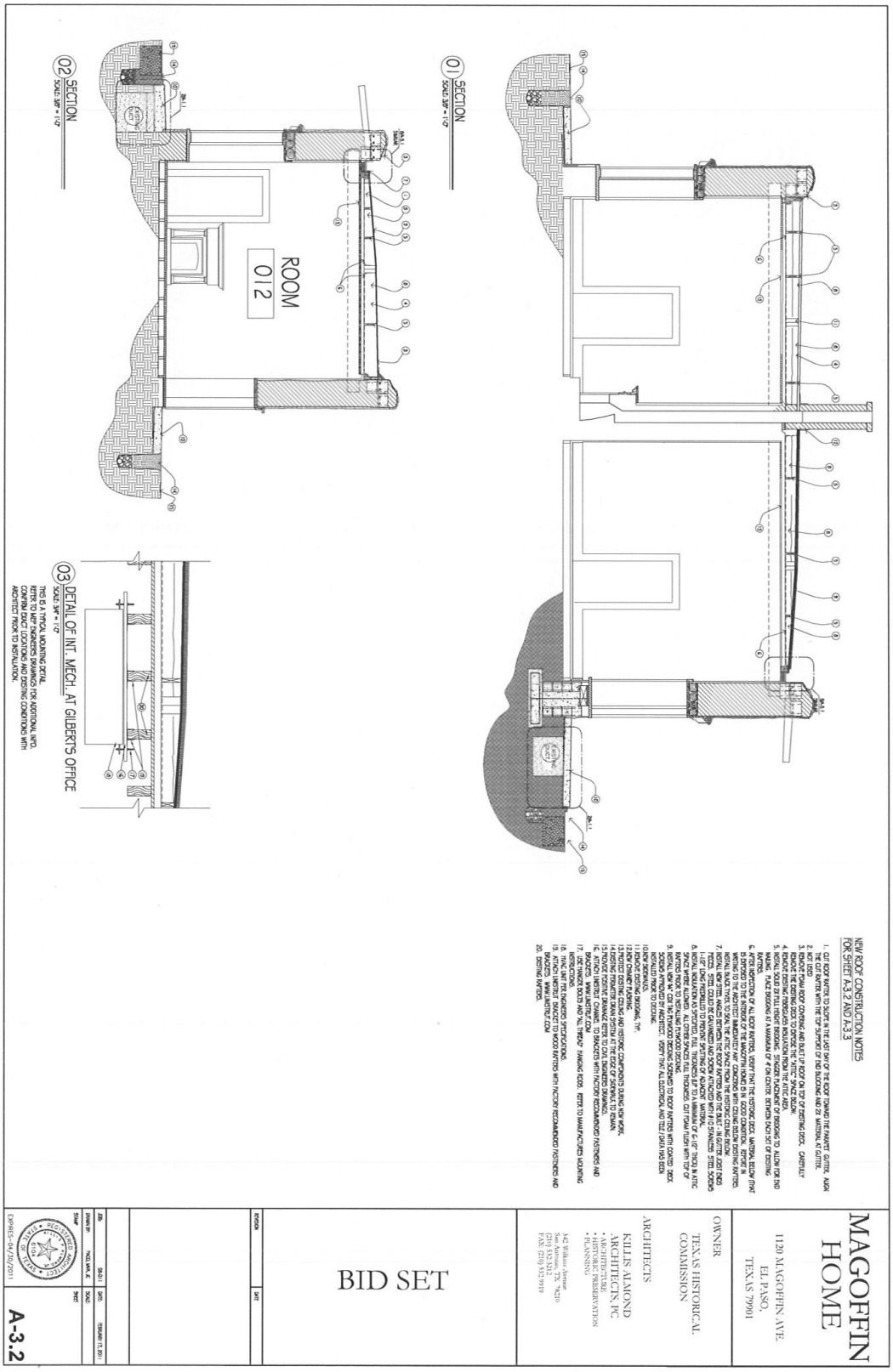
REGISTERED ARCHITECT 6104 STATE OF TEXAS
EXPIRES-04/30/2011

A-3.0

PROPOSED ROOF PLAN



SECTIONS



01 SECTION
02 SECTION
ROOM
012
03 DETAIL OF INT. MECH. AT GILBERT'S OFFICE
NEW ROOF CONSTRUCTION NOTES
FOR SHEET A-3.2 AND A-3.3
MAGOFFIN HOME
1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901
OWNER
TEXAS HISTORICAL COMMISSION
ARCHITECTS
KILLIS ALMOND ARCHITECTS, PC
• ARCHITECTURE
• HISTORIC PRESERVATION
• PLANNING
BID SET
A-3.2

SECTIONS

NEW ROOF CONSTRUCTION NOTES
FOR SHEET A3.2 AND A3.3
1. CUT ROOF RAFTER TO RIGHT IN THE FIRST BAY OF THE ROOF TOWARD THE RAKEST GUTTER. NORA THE CUT RAFTER WITH THE TOP SUPPORT OF END DECKING AND 2X MATERIAL AT GUTTER.
2. NOT USED
3. REMOVE ROOF SHEATHING AND DECKING AND SALVAGE FOR REUSE AS TOP PORTION OF EXISTING DECK. CAREFULLY REMOVE THE EXISTING DECK TO EXPOSE THE "ATTIC" SPACE BELOW.
4. REMOVE EXISTING FIBERGLASS INSULATION FROM THE ATTIC AREA.
5. INSTALL SOLID 2X FULL HEIGHT BLOCKING, 16" O.C. MAXIMUM SPACING, AT RAKE WALL AND AT RIDGE BEAM. TACK SHEATHING AT MAXIMUM OF 4' ON CENTER, BETWEEN FACE OF EXISTING RAFTERS.
6. AFTER INSPECTION OF ALL ROOF RAFTERS, VERIFY THAT THE HISTORIC DECK MATERIAL BELOW (THAT WE'RE GOING TO BE REMOVING) IS NOT LOAD BEARING. CONFIRM WITH CEILING BELOW (EXISTING RAFTERS MUST BE SUPPORTED BY A WALL OR BEAM BELOW). IF NOT, CONFIRM WITH ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITH WORK.
7. INSTALL BLACK TYVEK TO SEAL THE ATTIC SPACE FROM THE HISTORIC CEILING BELOW.
8. HEDS: STEEL COILED RIP GALVANIZED AND SCREW ATTACHED WITH #10 STAINLESS STEEL SCREWS 2-1/2" LONG PREDRILLED TO PREVENT SPLITTING OF ADJACENT MATERIAL.
9. ROOF INSULATION: INSTALL R-30 BATT INSULATION IN ATTIC SPACE WHERE ALLOWED. ALL ENTIRE SPACES FULL THICKNESS. CUT FOAM TIGHT WITH TOP OF RAFTERS PRIOR TO INSTALLING PLYWOOD DECKING.
10. ROOF DECKING: INSTALL PLYWOOD DECKING TO ROOF RAFTERS WITH EQUIRED SPECS. SCREWS, APPROVED BY ARCHITECT. VERIFY THAT ALL ELECTRICAL AND TELE DATA HAS BEEN INSTALLED PRIOR TO DECKING.
11. ROOF DECKING: REROOFING, TYP.
12. NEW CHIMNEY FLASHING
13. PROTECT EXISTING CEILING AND HISTORIC COMPONENTS DURING NEW WORK.
14. ATTACH UNISTRUT CHANNEL TO BRACKETS WITH FACTORY RECOMMENDED FASTENERS AND MOUNTING HARDWARE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SIDES OF BUILDING. SEE CIVIL DRAWINGS.
16. ATTACH UNISTRUT CHANNEL TO BRACKETS WITH FACTORY RECOMMENDED FASTENERS AND MOUNTING HARDWARE.
17. USE HANGER RODS AND ALL THREAD HANGING RODS. REFER TO MANUFACTURES MOUNTING INSTRUCTIONS.
18. INSTALL FIRE RATED GYPSUM BOARD CEILING.
19. ATTACH UNISTRUT BRACKET TO WOOD RAFTERS WITH FACTORY RECOMMENDED FASTENERS AND BRACKETS. WWW.UNISTRUT.COM
20. EXISTING RAFTERS.
01 SECTION
SCALE: 3/8" = 1'-0"
02 SECTION
SCALE: 3/8" = 1'-0"
MAGOFFIN HOME
1120 MAGOFFIN AVE.
EL PASO,
TEXAS 79901
OWNER
TEXAS HISTORICAL COMMISSION
ARCHITECTS
KILLIS ALMOND ARCHITECTS, PC
• ARCHITECTURE
• HISTORIC PRESERVATION
• PLANNING
345 Wilshire Avenue
San Antonio, TX. 78210
(210) 533-3121
FAX: (210) 533-7919
BID SET
ISSUES
DATE
JOB
DRAWN BY
STAMP
SHEET
A-3.3